

**Village of Penn Yan Historic Preservation Commission  
Meeting Minutes September 10, 2019**

**111 Elm Street**

**5:30 pm EXECUTIVE SESSION ROOM**

**Present:** Brenda Ingram-Chairperson, Shirley Owens, Fran Dumas, Andy Baus, Jacky Olevnik-alt., Marcia Kneeland-alt., Bruce Lyon-Code, Rich Stewart-VB Liaison, Kevin McCloud-Trustee, Lynn Duryea-Secy.

**Absent:** No one

**Public Present:** Vincent Swartz, Pete Mitchell, Amanda Rago, Marla Hedworth, Austin Lapp.

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**FIRST ITEM:** Application from Pete Mitchell to change the entry door at 11 Main Street.

Pete Mitchell and Amanda Rago were present. Mr. Mitchell distributed photographs depicting new options he was proposing instead of the ones submitted with the application. He also included photographs of existing downtown businesses to show that each had a secondary side door usually used for access to 2<sup>nd</sup> floor space. He said he wanted to match that detail for his main entry, either on the left or right. The commissioners discussed at length the options he presented for storefront changes. In all options the main entry was closer to the street. He explained there was evidence inside on the floor that the original door placement would have been right where he proposed moving it to. He pointed out the photo-shopped maroon and green awning shown in the photographs was exactly what he planned with the addition of '*PARKER'S GRILLE*' on it. He said the material was called '*Sunbrella*'. There was discussion about the full-glass aluminum-clad wood door he proposed. The commissioners pointed out the door should be wood and similar to the one next door that had a wood panel below and a wood center divider in the upper glass panel. Mr. Mitchell agreed and mentioned he was keeping the original front door for use inside his restaurant. Mr. Mitchell was asked if he was planning to keep the glass transom over the door and the glass overhead panels along the storefront. He said they would stay in place. There was review of a fully open, walk-in front on the business with bi-folding wall panels as opposed to a solid front wall with bi-fold windows. Ultimately, Mr. Mitchell indicated his first choice was the bi-fold window option. Commissioner Baus said the commission could approve the option he chose but he would later need to provide exact dimensions in a conceptual plan along with manufacturer's details showing the style of the windows and door. Mr. Mitchell said he would use a stain on all wood surfaces called '*Ipswich Pine*'. There was additional discussion about the thickness of the wooden window frames with the consensus being, thicker frames were more desirable. Mr. Mitchell asked about the village procedure for outdoor seating and was told to coordinate with the village clerk for permission then come to the Historic Commission for color, style and materials approval.

**A MOTION** by Andy Baus and a **SECOND** from Fran Dumas to approve the application for new awning, new front entry door and door location, and newly created 1<sup>st</sup> floor front façade with bank of bi-fold windows. The changes to 1<sup>st</sup> floor façade will retain all transom and overhead glass. Awning to have maroon and green vertical stripes with signage across it to read; "*PARKERS GRILLE*". Front door to be 44" wide with wood framed glass divided at the center by a wood strip and will have a bottom panel of the same height as the storefront panels below bi-fold windows. Entry door location to be closer to front façade as depicted in photograph. All wood to be stained in Ipswich Pine color.

**Shirley Owens – aye. Fran Dumas – aye. Andy Baus – aye. Jacky Olevnik aye. Motion Carried.**

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**NEXT ITEM:** 2<sup>nd</sup> look at application from Austin Lapp for building and sign paint colors at 132 Main St.

Austin Lapp was present with a Benjamin Moore color swatch showing a medium gray called *Ozark Shadows* as the color he planned for the main body, a front door, a rear door and some façade features. He said the rest of

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his color scheme would include black for detailing corbel supports and block features and white on corbels, dentil molding and block borders. The commissioners went over the color on each feature for clarification.

A **MOTION** by Shirley Owens and a **SECOND** from Jacky Olevnik to approve the application for Benjamin Moore paint in *Ozark Shadows* (medium gray) on the main body, front-facing access door to second story, rear elevator door and background on panels above and below front façade. White on corbels at tops of building, dentil molding above overhead panel and borders around blocks in panels. Black on features behind corbels and on block features in both upper and lower panels. Sign to be as depicted in submitted photo.

**Shirley Owens – aye. Fran Dumas – aye. Andy Baus – aye. Jacky Olevnik aye. Motion Carried.**

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**NEXT ITEM:** Application from Vincent Swartz for façade paint at 5 East Main Street.

Vincent Swartz was present. He said he was representing Joyce Klein and was the painter. Using the building photograph he pointed out all the cream-colored areas saying those would be ‘Klein Red’ to match the building next door. He mentioned he would complete any necessary repairs to everything first. After discussion he added that he would be painting white on all the existing green features such as the *5 E. Main* and the trim areas.

A **MOTION** by Fran Dumas and a **SECOND** from Andy Baus to approve the application for ‘Klein Red’ paint color on all existing cream colored surfaces. White paint on trim and ‘*5 E MAIN*’ that are currently green.

**Shirley Owens – aye. Fran Dumas – aye. Andy Baus – aye. Jacky Olevnik aye. Motion Carried.**

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**NEXT ITEM:** Application from Marla & Tracey Hedworth for doors, lighting, new construction at 158 Main St.

Marla Hedworth was present. She said she was asking for approval to change 3 things which were the carriage house garage doors, the rear lean-to and the exterior lighting. She passed her phone around to show the actual custom-made overhead garage door she planned to install. She said it was the likeness of original historic doors that the carriage house would have had. The commissioners had no objections. She then referred to the manufacturer’s detail sheet submitted with her application that showed the light she planned to use for all her exterior lighting. She mentioned it would match the existing pole lamp in her front yard. The commissioners had no objections. She then explained the rear area of the carriage house had a lean-to structure that would be removed so an addition could be built in the same footprint. She said the finished addition would exactly match the existing carriage house. The commissioners had no concerns.

A **MOTION** by Andy Baus and a **SECOND** from Fran Dumas to approve the application for the following changes to the carriage house: replace exterior garage door with custom-made historic overhead door, replace lean-to off of rear of building with new enclosed addition to exactly match existing carriage house. Also replacing exterior lighting to match one existing light in front of property,

**Shirley Owens – aye. Fran Dumas – aye. Andy Baus – aye. Jacky Olevnik aye. Motion Carried.**

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**OTHER BUSINESS:**

- 213 Clinton Street-inappropriate window replacement

Commissioner Dumas inquired about the discussion at the prior meeting with the owners of 213 Clinton that seemed to have no conclusion. Commissioner Kneeland indicated she had the impression the owners planned to install historically appropriate windows to replace the smaller ones after the roofing job was completed.

Commissioner Kneeland asked to have this statement added to the August minutes as a correction. Code Officer Lyon clarified his input at the prior meeting explaining the smaller windows were only a code violation if they

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were the only means of egress in the bedroom.

Referencing the minutes of the previous meeting, the commissioners discussed each item of old business.

A **MOTION** by Marcia Kneeland and a **SECOND** from Shirley Owens to change the August 13, 2019 minutes as indicated above in 213 Clinton Street discussion.

**Shirley Owens – aye. Jacky Olevnik aye. Marcia Kneeland – aye. Motion carried.**

**OTHER BUSINESS (continued):**

- 171 Main Street in need of maintenance

The commissioners discussed the copy of the code officer’s letter they received that was written to the property owner which stated the bank-owned property was in violation of village code and had been posted as unsafe. They asked Code Officer Lyon about the next steps. He said he would follow up with another letter in time.

- 119 Clinton Street – plywood over two windows

The commissioners viewed a photograph presented to them by Trustee McLoud showing 2 upper windows with plywood in place of the glass. They asked to have the code officer send a violation letter instructing the property owner to remove the plywood and replace with glass.

219 Clinton Street – window plywood

The commissioners asked to have the code officer send a violation letter instructing the property owner to remove the plywood on a side window and replace with glass.

New Commissioner Christopher Wright

Chairman Ingram announced Mr. Wright had decided not to become a member after all.

A **MOTION** by Shirley Owens and a **SECOND** from Andy Baus to adjourn the meeting at 7:38PM.  
**Shirley Owens – aye. Fran Dumas – aye. Andy Baus – aye. Jacky Olevnik aye. Motion carried.**

Submitted by Secretary:

Lynn Duryea